



SALE OFFERING MEMORANDUM

GRIT ATHLETIX COMPLEX

2910 & 2920 MCKELVEY RD | PITTSBURGH, PA 15221

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PROPERTY OVERVIEW

PROPERTY SUMMARY



SVN Three Rivers Commercial Advisors is pleased to present the Grit Athletix, a fully updated, full-service 55,000 square foot sports complex located just east of the City of Pittsburgh in Swissvale, Pennsylvania for sale. Situated on 6.33 acres, the property offers extensive parking and immediate access to the Parkway East and Route 30, making it a highly accessible destination for athletes, families, teams, and community events.

The facility features a large multi-sport gymnasium with three full basketball courts that can also accommodate up to five volleyball courts. Additional amenities include a concession area, spacious restrooms, a counseling, health, and wellness spa, a full strength and conditioning gym, and an additional spa or flex space that could be used for expanded wellness services, office space, training, recovery, or other business uses.

With its size, location, acreage, parking, and wide range of existing amenities, Grit Athletix presents a strong opportunity for continued use as a sports, wellness, training, recreation, or community-focused facility.



gritathletix.com

\$3.85M (\$70 PSF)
LIST PRICE

55,000 SF
BUILDING SIZE

6.33 AC
LOT SIZE

MFR
ZONING

2017
YEAR RENOVATED

234-K-180, 234-K-225, 234-K-182, 234-K-135
PARCEL NUMBERS



HIGHLIGHTS & AMENITIES BUILDING

GRIT ATHLETIX COMPLEX

- 55,000 SF fully updated sports complex
- 30 Feet Clear Height
- Located in Swissvale, just east of Pittsburgh
- 6.33 acres of land
- Extensive on-site parking
- Immediate access to Parkway East and Route 30
- Main gym includes 3 full basketball courts
- Can accommodate up to 5 volleyball courts
- Concession area and large restrooms
- Counseling, health, and wellness spa - equipment included
- Roof replaced in 2019
- Additional spa/flex space for wellness, office, or expansion use
- Ideal for sports training, tournaments, wellness services, fitness, recreation, or community programming

STEEL CITY STRENGTH AND CONDITIONING CURRENT TENANT



Steel City Strength and Conditioning is a full-service, 14,000-square-foot training facility offering private coaching, group sessions, kids' and teen programs, adult training, online coaching, and gym memberships.



The facility is equipped for a wide range of sports and fitness goals, with experienced trainers providing strength training, conditioning, nutrition guidance, and customized programs for athletes and everyday members.

*** Please call or email to request lease details*

ELEMENTS - COUNSELING & WELLNESS SPA

CURRENT TENANT



Elements is an inclusive mental health and holistic wellness provider offering therapy for individuals, children, teens, adults, couples, families, and groups. Services are available in person in Pittsburgh and via HIPAA-compliant teletherapy throughout Pennsylvania.

Therapists use evidence-based approaches, including EMDR, IFS, Somatic Practices, CBT, DBT, EFT, the Gottman Method, and Systemic Sex Therapy.

Elements also offers wellness services such as halotherapy, contrast therapy, ice immersion, ion foot detox, massage therapy, meditation, sound healing, and Reiki.

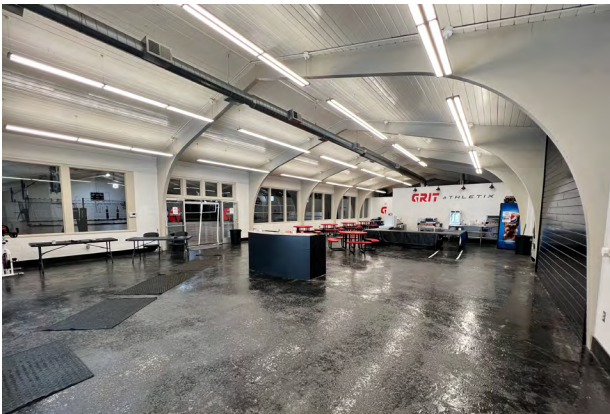
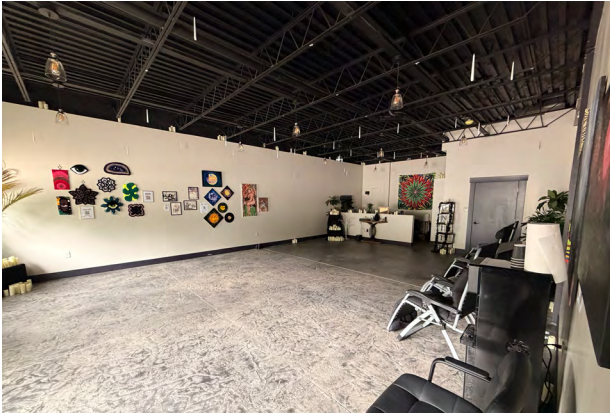
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PHOTOS BUILDING



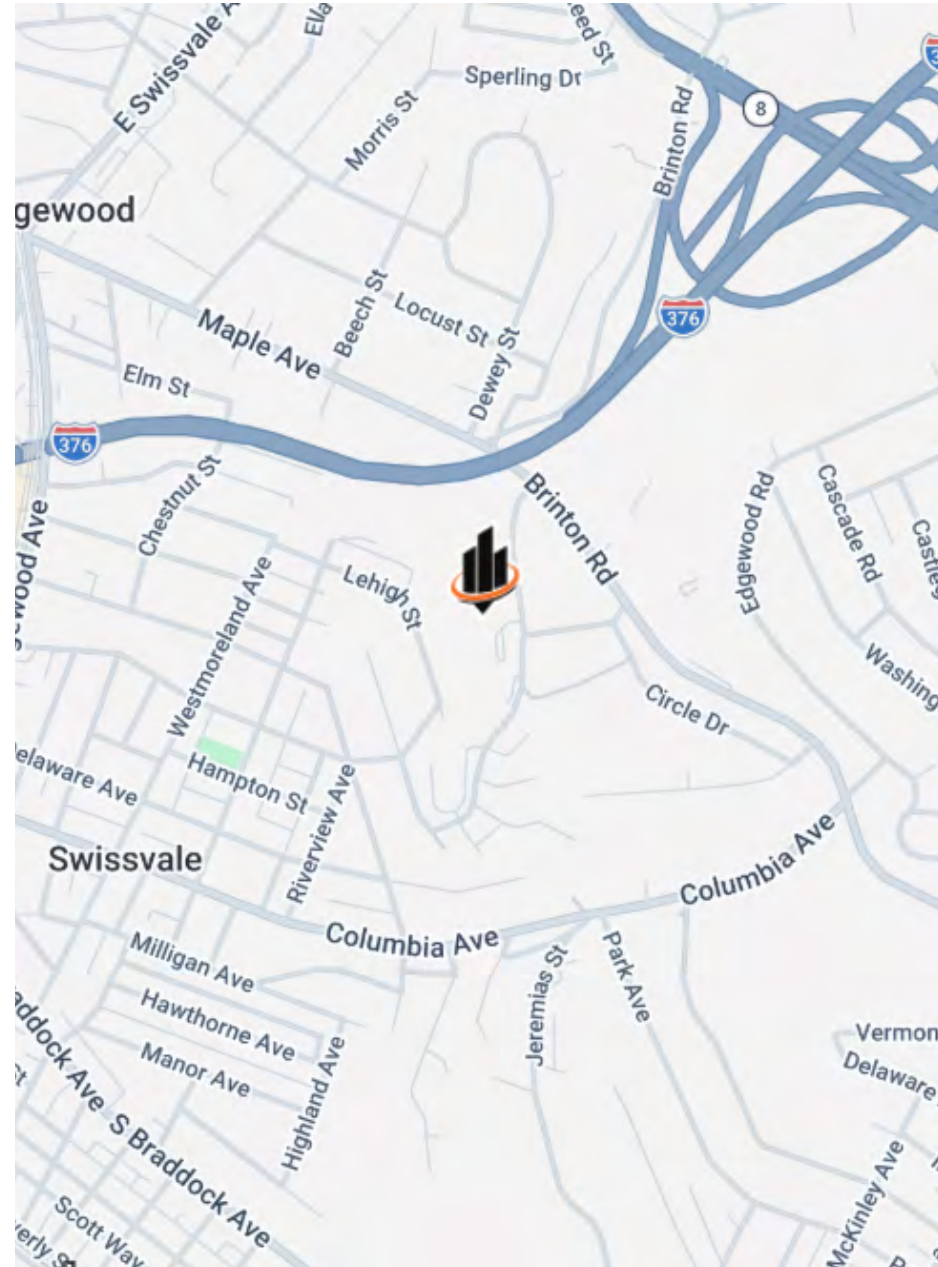
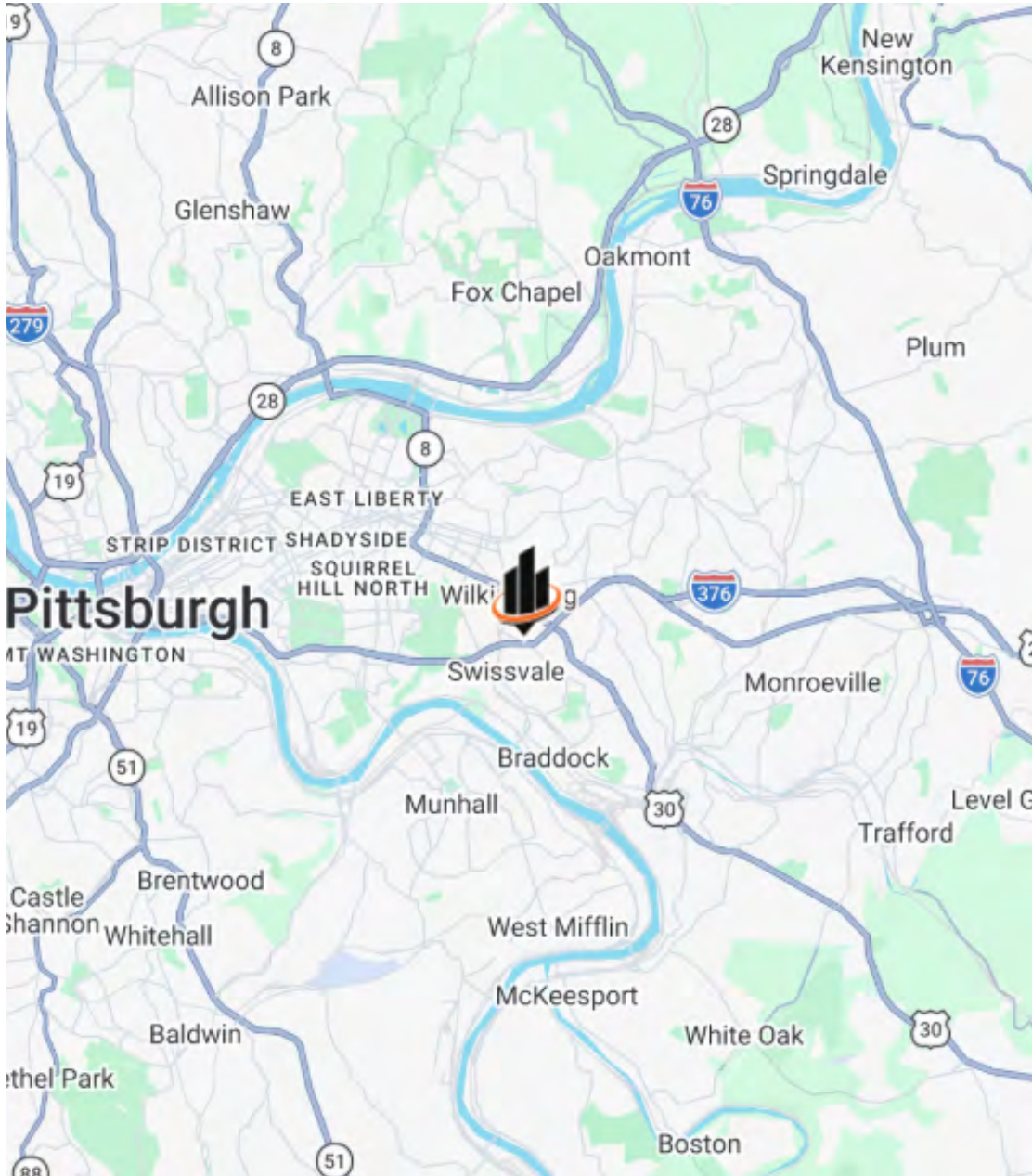
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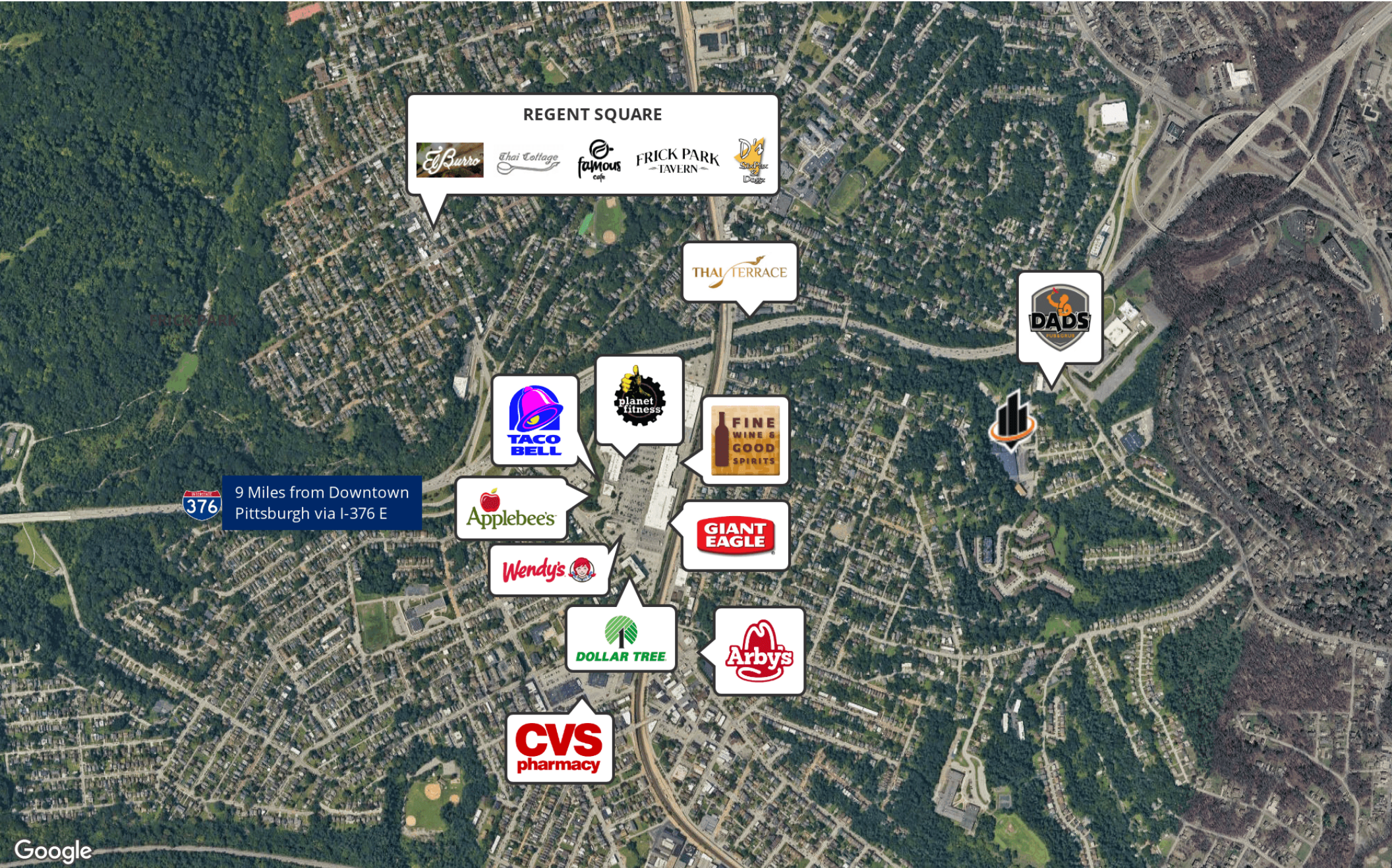


LOCATION INFORMATION

LOCATION MAPS

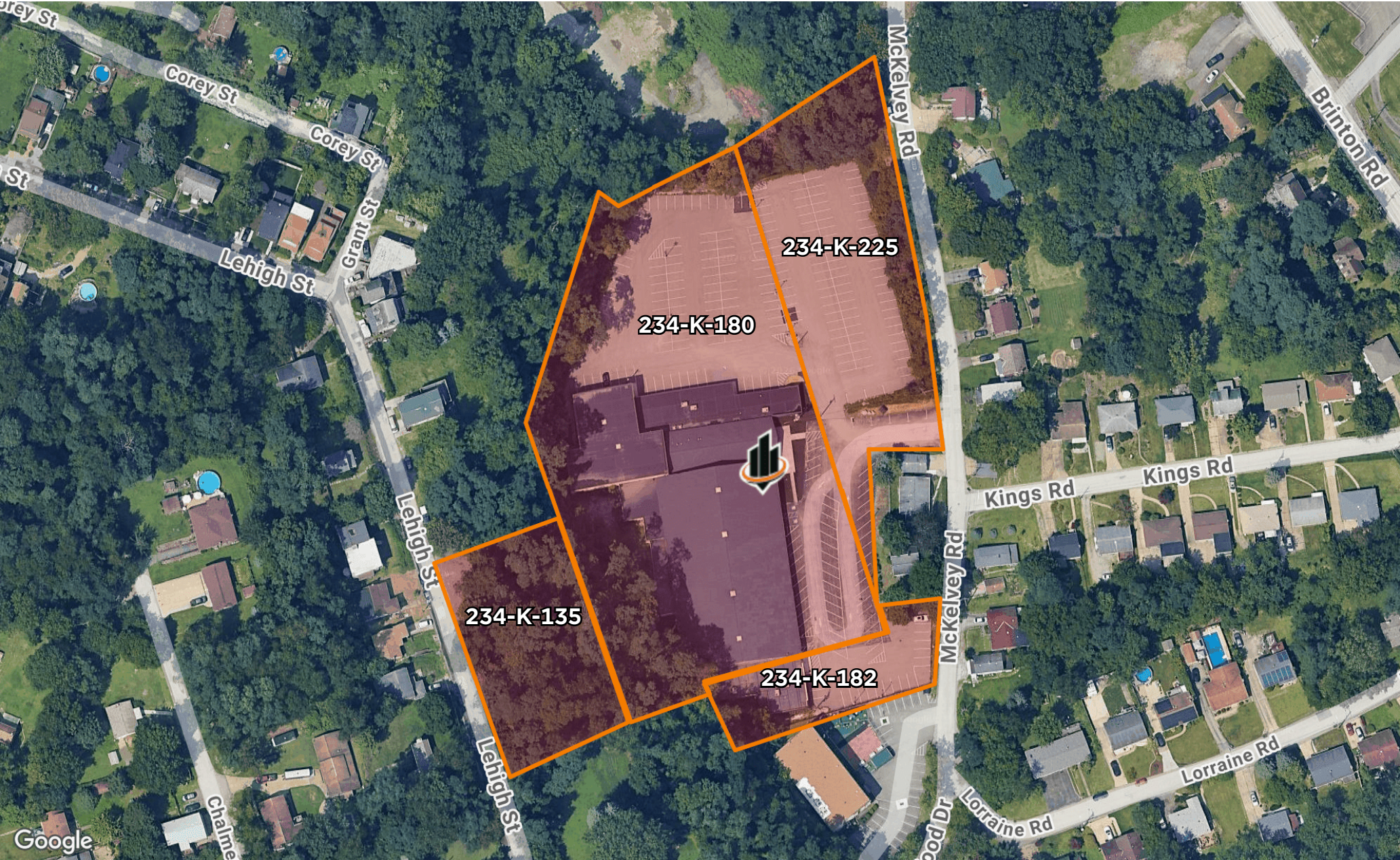


NEARBY RETAILERS & SITES



Google

AERIAL MAP



PITTSBURGH

Pittsburgh metropolitan area has a population of 2.4 million, which is the 22nd largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum, glass, and coal. The city has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been the focus of Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

Downtown Pittsburgh, colloquially referred to as the Golden Triangle of Dahntahn in eye dialect, and officially the **Central Business District** is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The "triangle" is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

PITTSBURGH AT A GLANCE



One of the top places to live, work, and visit in the United States



Pittsburgh is the nation's second busiest inland port



There are 29 colleges and universities in southwestern PA

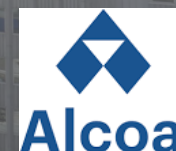


More than 10 million people visit the Pittsburgh region annually



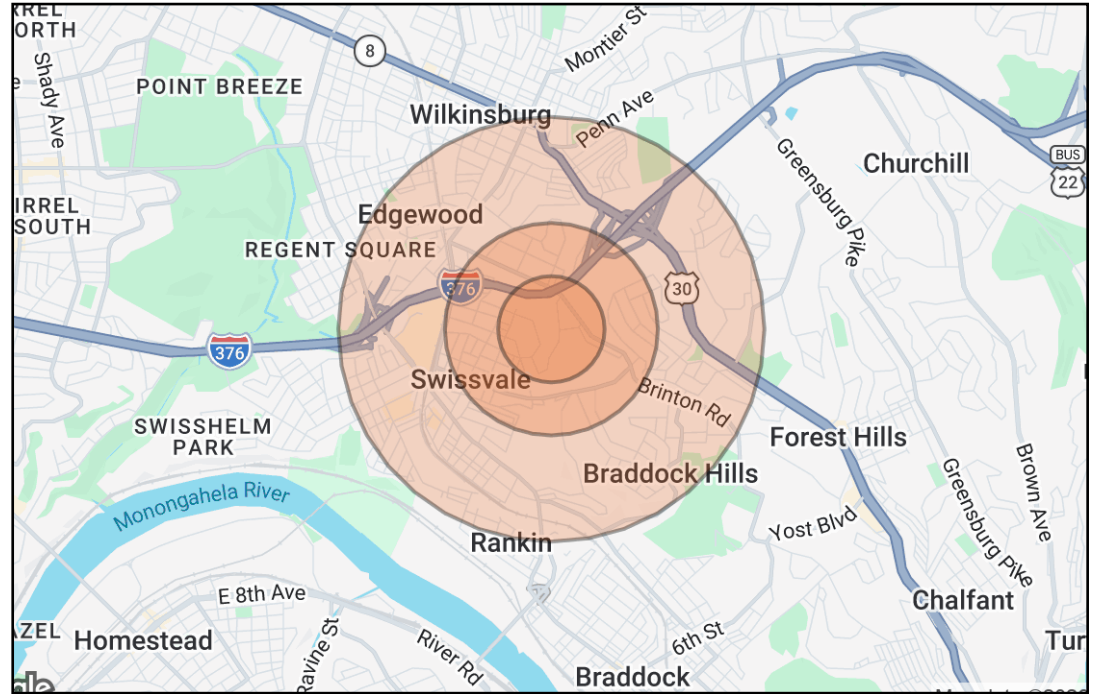
Travel is a \$3 billion industry providing 50,000 full-time jobs

PITTSBURGH BASED FORTUNE 500 COMPANIES

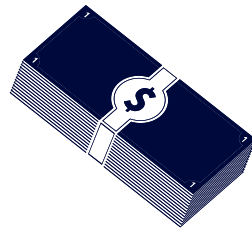


SWISSVALE | DEMOGRAPHICS

Swissvale is a borough in Allegheny County, east of Pittsburgh. The borough is surrounded by the following communities: Edgewood, Braddock Hills, North Braddock and Rankin Boroughs. Swissvale is an urban borough comprised of residential, commercial and industrial occupancies. The residents of Swissvale are serviced by the Woodlands Hills School District. Convenient access to I-376 in Swissvale allows for access to nearby attractions such as Regent Square, Frick Park, and downtown Pittsburgh. It is approximately 9 miles east of downtown Pittsburgh.



**DAYTIME
POPULATION**
119,368
*3 Mile Radius



**AVERAGE HOUSEHOLD
INCOME**
\$94,068
*3 Mile Radius



**AVERAGE
AGE**
40.9
*2 Mile Radius

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,332	52,949	119,368
AVERAGE AGE	41.9	40.9	40.8
AVERAGE AGE (MALE)	40.2	40.1	39.8
AVERAGE AGE (FEMALE)	43.4	41.6	41.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,495	26,019	56,020
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$92,658	\$86,579	\$94,068
AVERAGE HOUSE VALUE	\$209,322	\$202,643	\$238,683



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